085.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,600 / 967,600
					USE VALUE:	967,600 / 967,600
					ASSESSED:	967,600 / 967,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORRIGO ELLA M
Owner 2:	ORRIGO MARIO JOSEPH
Owner 3:	
Street 1:	105 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ORRIGO ELLA M -
Owner 2:	ORRIGO MARIO J -
Street 1:	103 WESTMINSTER AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .269 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Asbestos Exterior and 2351 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11728.000	422,200	5,100	540,300	967,600
Total Card	0.269	422,200	5,100	540,300	967,600
Total Parcel	0.269	422,200	5,100	540,300	967,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.57 /Parcel: 411.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53907

GIS Ref

GIS Ref

Insp Date 02/23/15

!6961!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	422,200	5100	11,728.	540,300	967,600		Year end	12/23/2021
2021	104	FV	403,100	5100	11,728.	540,300	948,500		Year End Roll	12/10/2020
2020	104	FV	403,600	5100	11,728.	540,300	949,000	949,000	Year End Roll	12/18/2019
2019	104	FV	314,500	5100	11,728.	532,600	852,200	852,200	Year End Roll	1/3/2019
2018	104	FV	314,500	5100	11,728.	409,100	728,700	728,700	Year End Roll	12/20/2017
2017	104	FV	295,100	5100	11,728.	385,900	686,100	686,100	Year End Roll	1/3/2017
2016	104	FV	295,100	5100	11,728.	355,000	655,200	655,200	Year End	1/4/2016
2015	104	FV	271,400	5100	11,728.	331,900	608,400	608,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:47:28

LAST REV

Date	Time
11/29/21	15:50:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6961

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORRIGO ELLA M,	63334-407		3/4/2014	Family	1	No	No		
ORRIGO ELLA M	30637-178		9/8/1999	Family	1	No	No		
LOIDICE DONALD	26968-470		1/7/1997	Family	97,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2017	973	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2015	Inspected	PT	Paul T
3/23/2009	Measured	372	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53907
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11728		Sq. Ft.	Site		0	70.	0.66	6									540,290						540,300	

Total AC/HA:	0.26924	Total SF/SM:	11728	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	540,290	Spl Credit		Total:	540,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14598489
Const Adj.:	0.94040596
Adj $ / SQ:	193.984
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611871
Depreciation:	189680
Depreciated Total:	422191

COMMENTS

643-9025. 272 s.f. sold to David M. Rines & Alisa Pascale Rines on 3/4/2014 Bk 63334 Pg 405 for $1.00..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

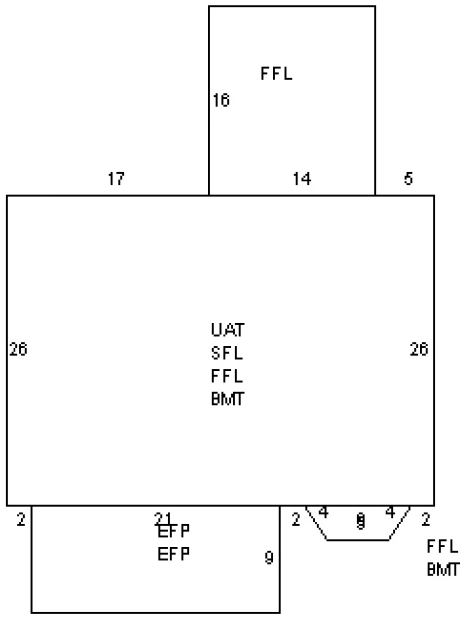
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.98
Special Features:	0	Val/Su Net:	114.54
Final Total:	422200	Val/Su SzAd	199.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,181	193.980	229,096
BMT	Basement	957	58.200	55,693
SFL	Second Floor	936	193.980	181,569
EFP	Enclos Porch	378	32.380	12,238
UAT	Upper Attic	234	135.790	31,775

Net Sketched Area:	3,686			Total:	510,371
Size Ad	2117	Gross Area	4388	FinArea	2351

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100